



**US Army Corps  
of Engineers**

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435



# Public Notice

APPLICATION NO.: RAP-200110020  
EVALUATOR: Mr. Robert A. Piazza  
PHONE NO.: (601) 631-5170  
FAX NO.: (601) 631-5459  
E-MAIL: regulatory@mvk02.usace.army.mil  
DATE: October 9, 2001  
EXPIRATION DATE: October 30, 2001

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District and the Arkansas Department of Environmental Quality are considering an application for a Department of the Army Permit and State Water Quality Certification for the work described herein. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F and the Arkansas Department of Environmental Quality at Post Office Box 8913, Little Rock, AR 72219-8913, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Lindsey Development  
3900 Front Street  
Fayetteville, Arkansas 72701

Authorized Agent:

Larkin Gieringer  
White-Daters and Associates  
24 Rahling Circle  
Little Rock, Arkansas 72223

Location of Work: Sections 28, 29 and 33, Township 1 South, Range 14 West, Latitude: North 34°36'19.8", longitude: West 92°31'12", within the Hurricane Creek Drainage Basin, Saline County, Bryant, Arkansas.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The purpose of this project is for urban housing associated with a golf course. Water and sewer facilities for the proposed project would be tied to existing Bryant facilities. Electricity would be provided from adjacent Entergy facilities. Access to the project would be from the already completed Interstate-30 Frontage Road, Mt. Carmel Road and Woodland Park Road. Work on the project would be initiated in the summer of 2002 and would be completed by the winter of 2006.

The applicant is applying for a Department of the Army permit to construct a 233-acre residential development with an eighteen hole golf course and country club. The construction would result in rechanneling 5,208 feet of stream channels about 43 feet wide impacting 5.16 acres. Several small, shallow lakes would be constructed which would fill and inundate 310 feet of channels about 40 feet wide for an impact of .28 acre. Filling of 10.42 acres of wetlands would be required for grading the course. Approximately .33 acre of wetlands would be inundated with the construction of the lakes. These impacts would also include the sewer and storm drain utility crossings necessary for the development. Total stream channel impacts are 5.44 acres and total wetlands filled are 10.75 acres for a total project impact of 16.19 acres.

The fills in the stream channels and wetlands would be needed to smooth golf course fairways and for dams. Excavation of channels would be to carry the additional runoff. Both the fills and excavations in the stream channels would be necessary to create a smooth and mildly graded foundation for the proposed buildings and parking areas. Fills for sewer lines and storm drains would be needed for stockpiling and backfilling associated with the necessary lines.

The stream channels that would be filled or excavated have beds of clean sand, gravel and rock. Soils on the channel banks of Hurricane Creek are rock, gravel and silty sand while the banks of the unnamed tributaries are comprised of silty clays.

The vegetation growing in the channel bottoms included water willow and floating water primrose growing on the edges of Hurricane Creek. The bed of the unnamed tributaries also includes water willow, floating water primrose, smart weed, and rice cut grass.

The fill material would come from the excavation of adjacent uplands. Special fill material such as topsoil or rock riprap will be free of toxic materials.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and levee construction requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the 14 sites in Saline County, Arkansas listed in the National Register of Historic Places. Copies of this notice have been sent to

the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

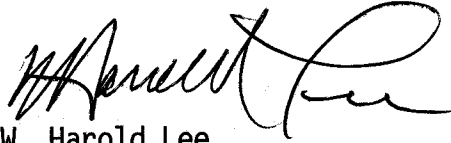
Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

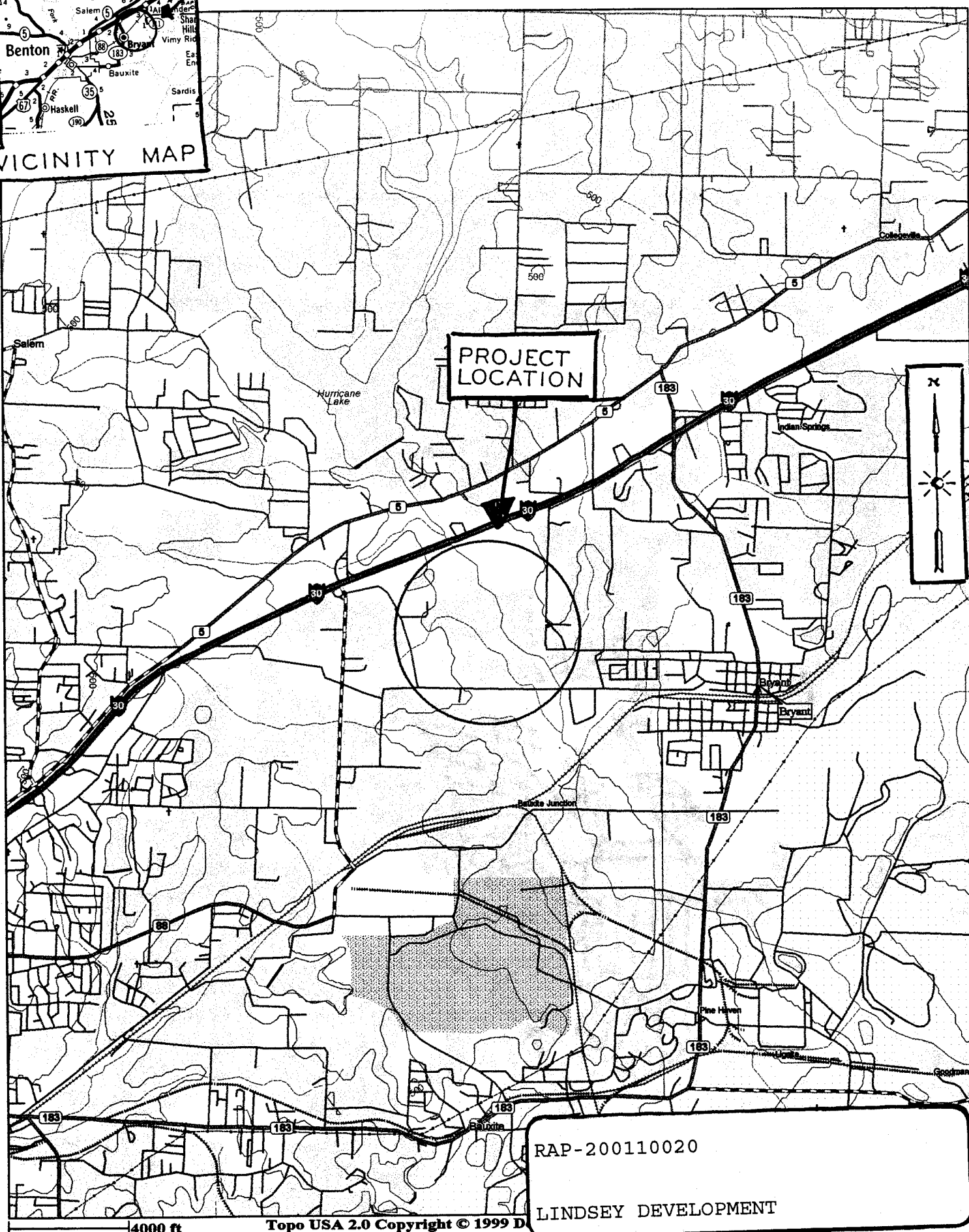
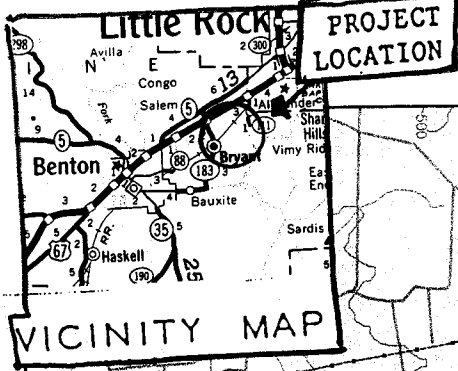
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a

hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

A handwritten signature in black ink, appearing to read 'W. Harold Lee', with a large, stylized flourish at the end.

W. Harold Lee  
Team Leader, Evaluation Section  
Regulatory Branch

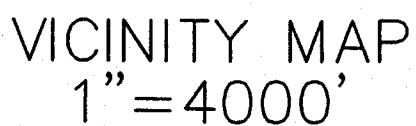


RAP-200110020

LINDSEY DEVELOPMENT

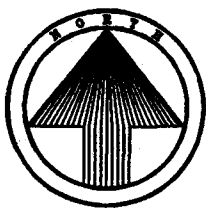
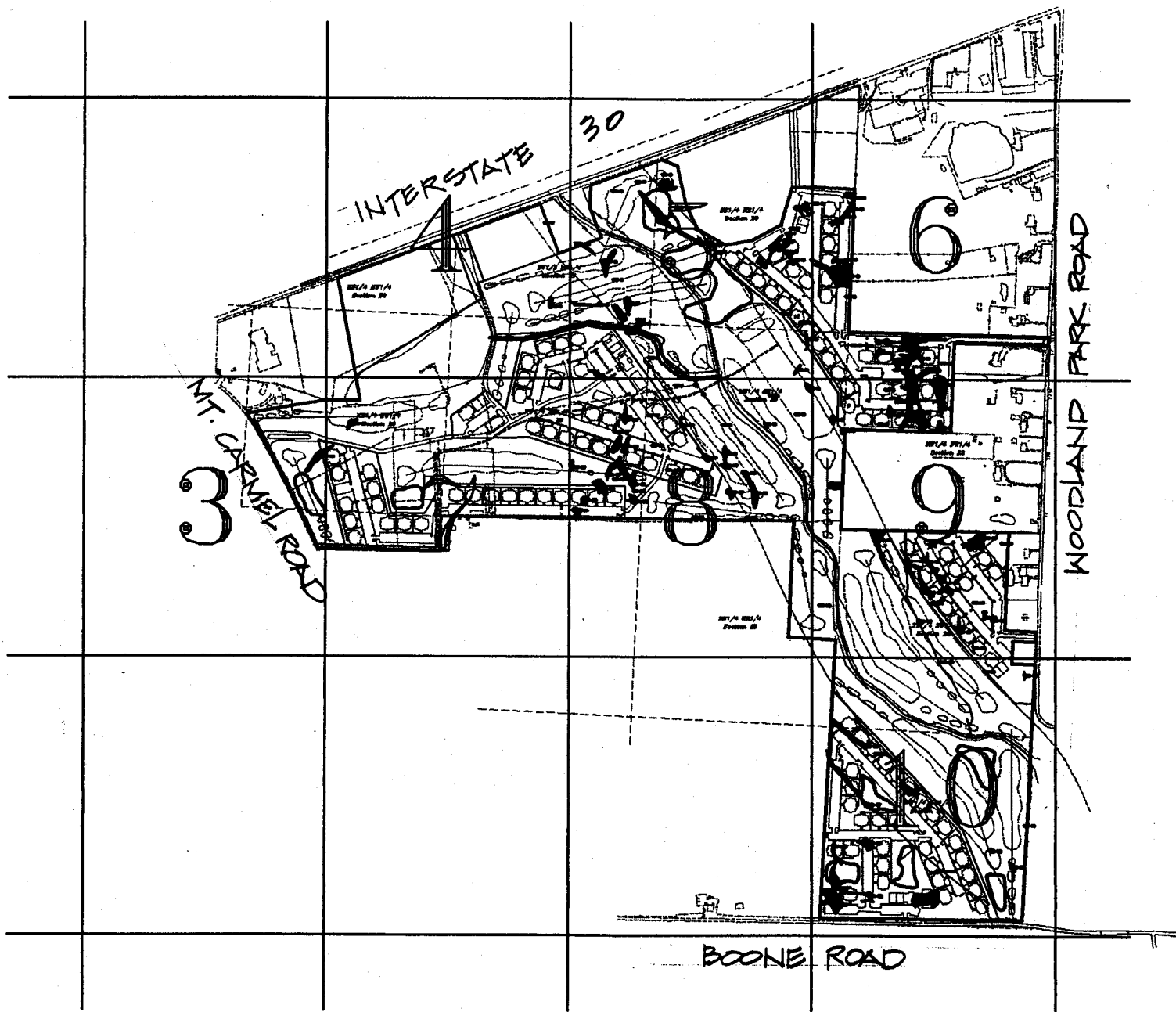
4000 ft

Topo USA 2.0 Copyright © 1999 D



LINDSEY DEVELOPMENT

<b>W</b> WHITE-DATERS & ASSOCIATES, INC. <b>D</b> CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING <b>A</b> 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223	VICINITY MAP 1" = 4000'	HURRICANE CREEK GOLF & COUNTRY CLUB APPLICANT: LINDSEY DEVELOPMENT
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## INDEX MAP

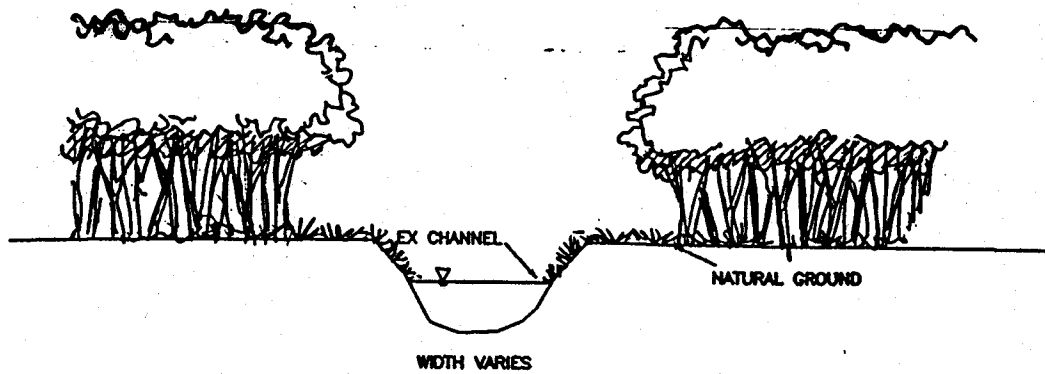
RAP-200110020

LINDSEY DEVELOPMENT

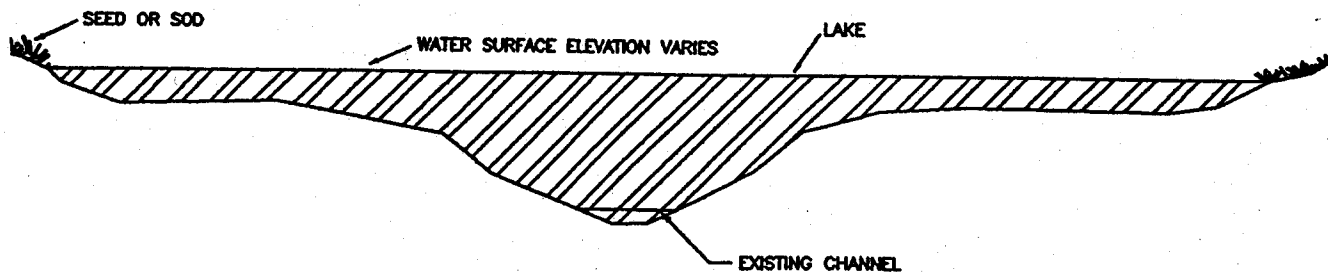
**W D A** **WHITE-DATERS & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING  
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

PLAN VIEW  
1" = 1000'

HURRICANE CREEK GOLF & COUNTRY CLUB  
APPLICANT: LINDSEY DEVELOPMENT  
SHEET 2 OF 10



TYPICAL SECTION UNDISTURBED  
NOT TO SCALE



TYPICAL LAKE SECTION  
NOT TO SCALE

RAP-200110020

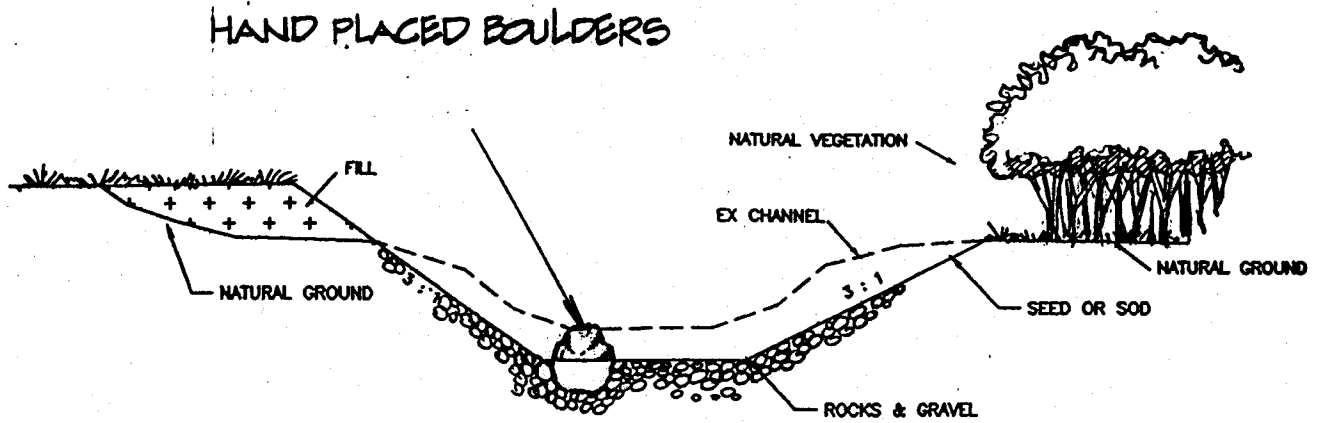
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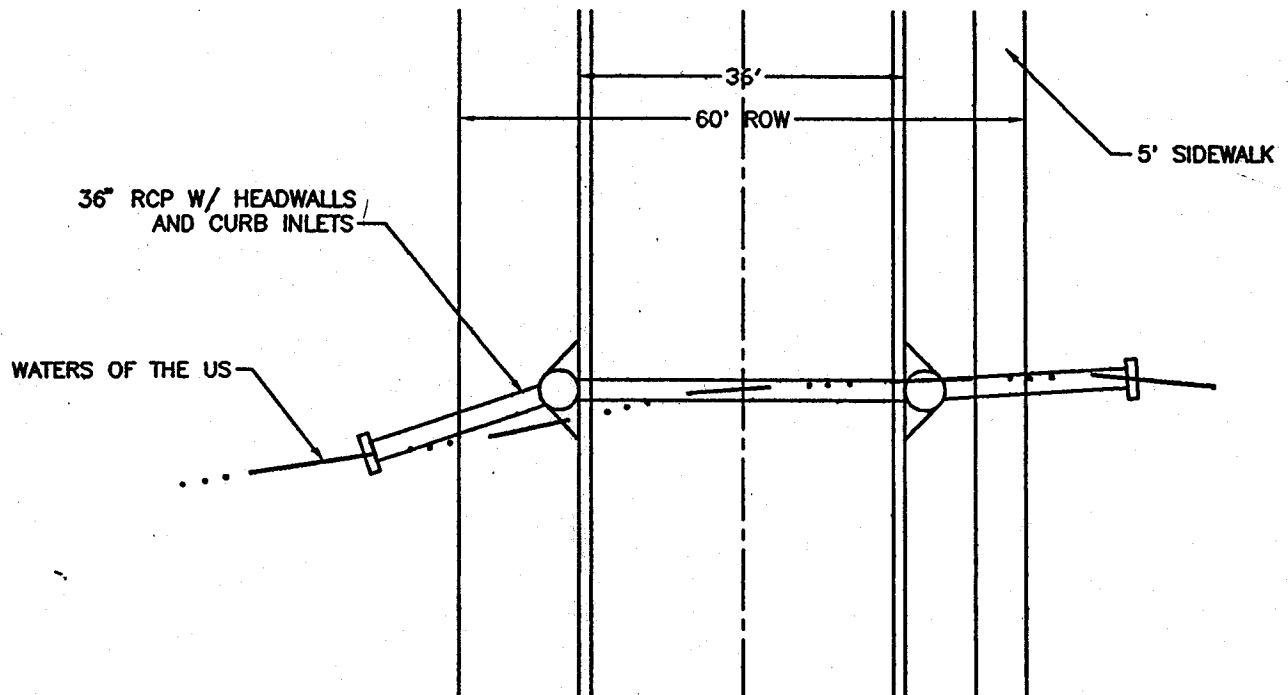
CROSS SECTIONS

HURRICANE CREEK GOLF & COUNTRY CLUB  
APPLICANT: LINDSEY DEVELOPMENT





TYPICAL SECTION RECHANNELIZATION  
NOT TO SCALE



TYPICAL STREET CROSSING  
NOT TO SCALE

RAP-200110020

LINDSEY DEVELOPMENT

**W WHITE-DATERS & ASSOCIATES, INC.**  
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CROSS SECTIONS

HURRICANE CREEK GOLF & COUNTRY CLUB  
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## OTHER WATERS OF THE U.S. (STREAM CHANNELS)

	RECHANNEL	UNDISTURBED	INUNDATED (LAKES)
LENGTH (FT)	5208	1140	310
WIDTH (FT)	43.20	8.08	40.00
AREA (SF)	224986	9211	12400
AREA (AC)	5.16	0.21	0.28

### WETLANDS

TOTAL = 10.75 ACRES EXISTING

FILL = 10.42 ACRES

LAKES = 0.33 ACRES

### IMPACTS IN WATERS OF U.S.

RECHANNEL	5.16 AC
FILL	10.42 AC
INUNDATED (LAKES)	0.61 AC
TOTAL IMPACTED	16.19 AC

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LINDSEY DEVELOPMENT

# LEGEND



FILL



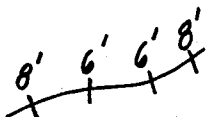
RECHANNEL



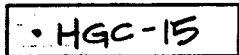
UNDISTURBED



EXCAVATION



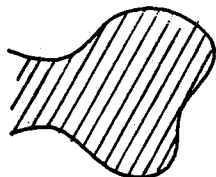
WIDTHS IN FEET AT POINTS  
ALONG 'WATERS OF THE US'



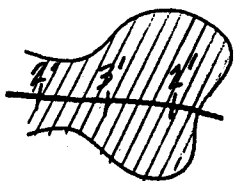
WETLAND DATA POINT



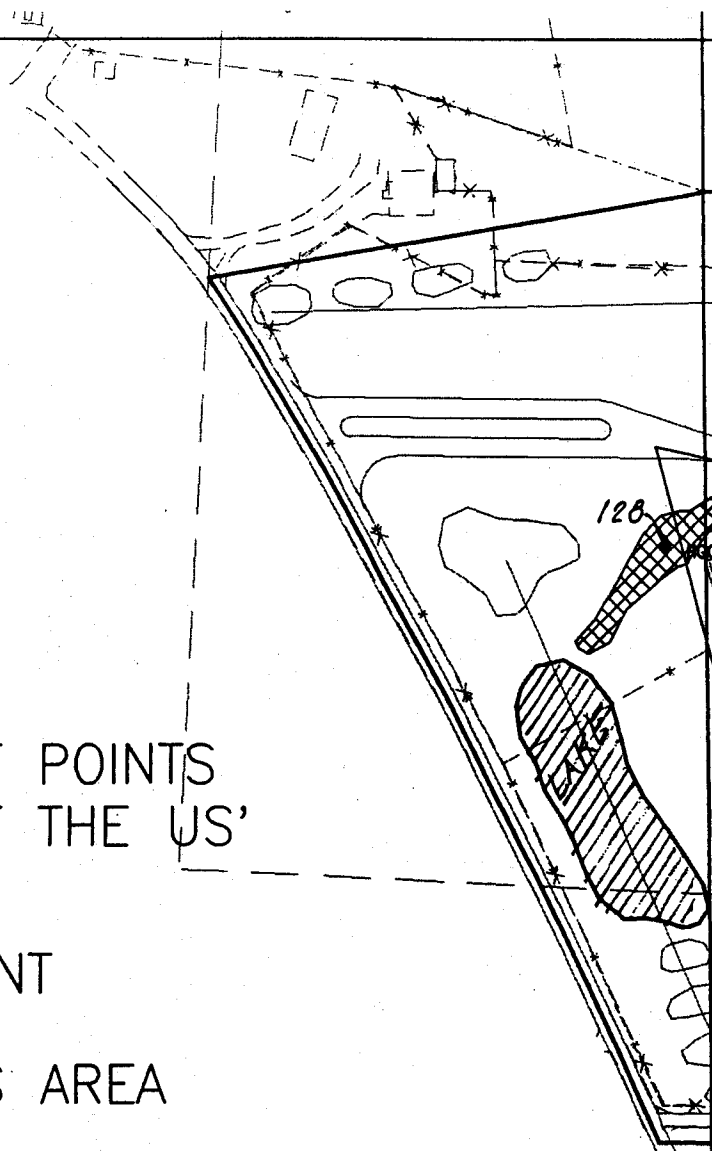
EXISTING WETLANDS AREA



PROPOSED  
LAKES



WATERS OF THE US  
WITHIN PROPOSED LAKES

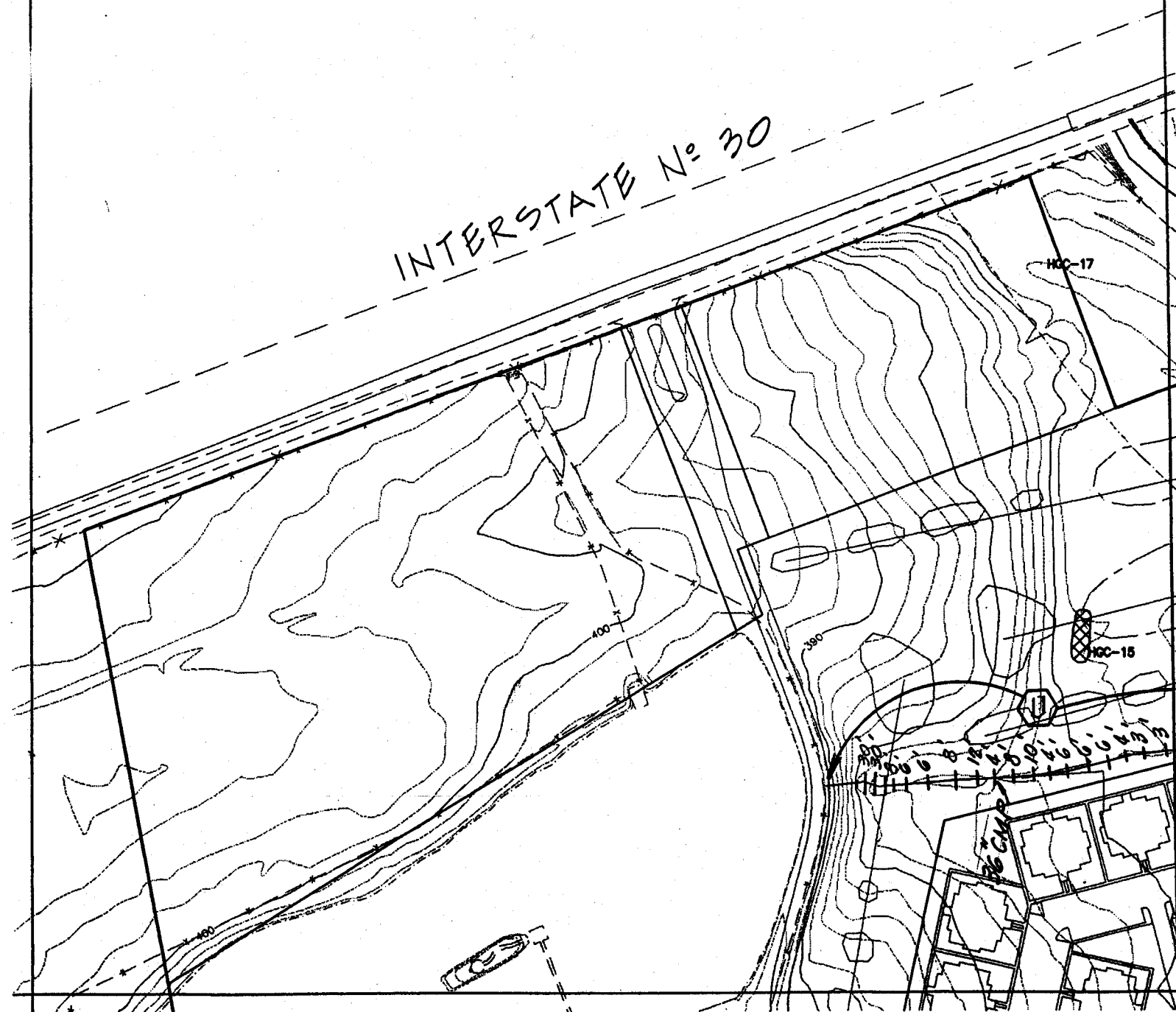


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LINDSEY DEVELOPMENT

NOTE: ALL WETLANDS TO BE FILLED

INTERSTATE No 30

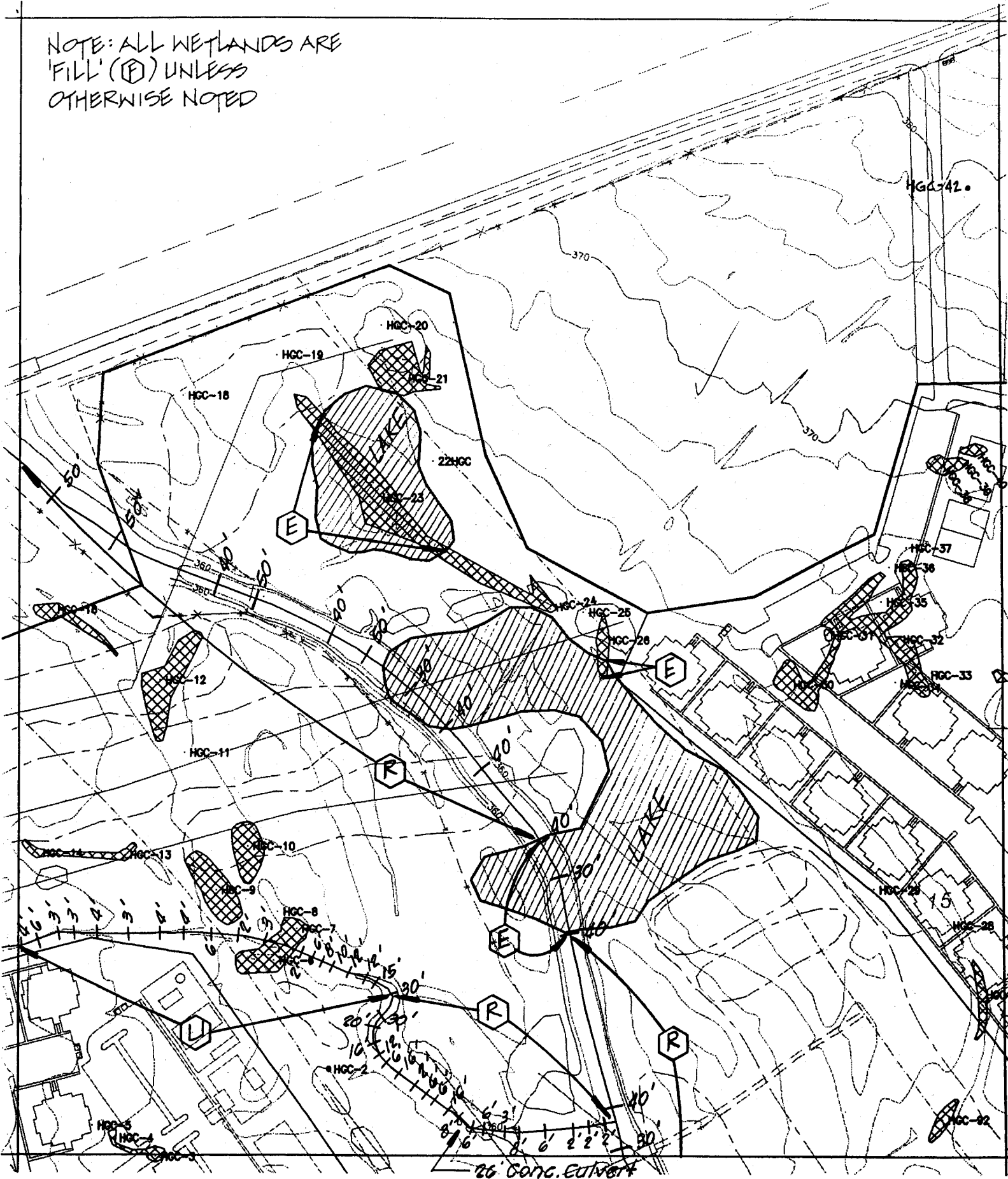


**W** WHITE-DATERS & ASSOCIATES, INC.  
**D** CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING  
**A** 24. RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

PLAN VIEW  
1" = 200'

HURRICANE CREEK GOLF & COUNTRY CLUB  
APPLICANT: LINDSEY DEVELOPMENT  
SHEET 4 OF 10

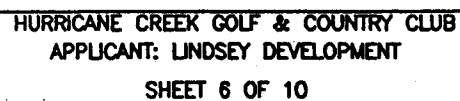
NOTE: ALL WETLANDS ARE  
'FILL' (E) UNLESS  
OTHERWISE NOTED

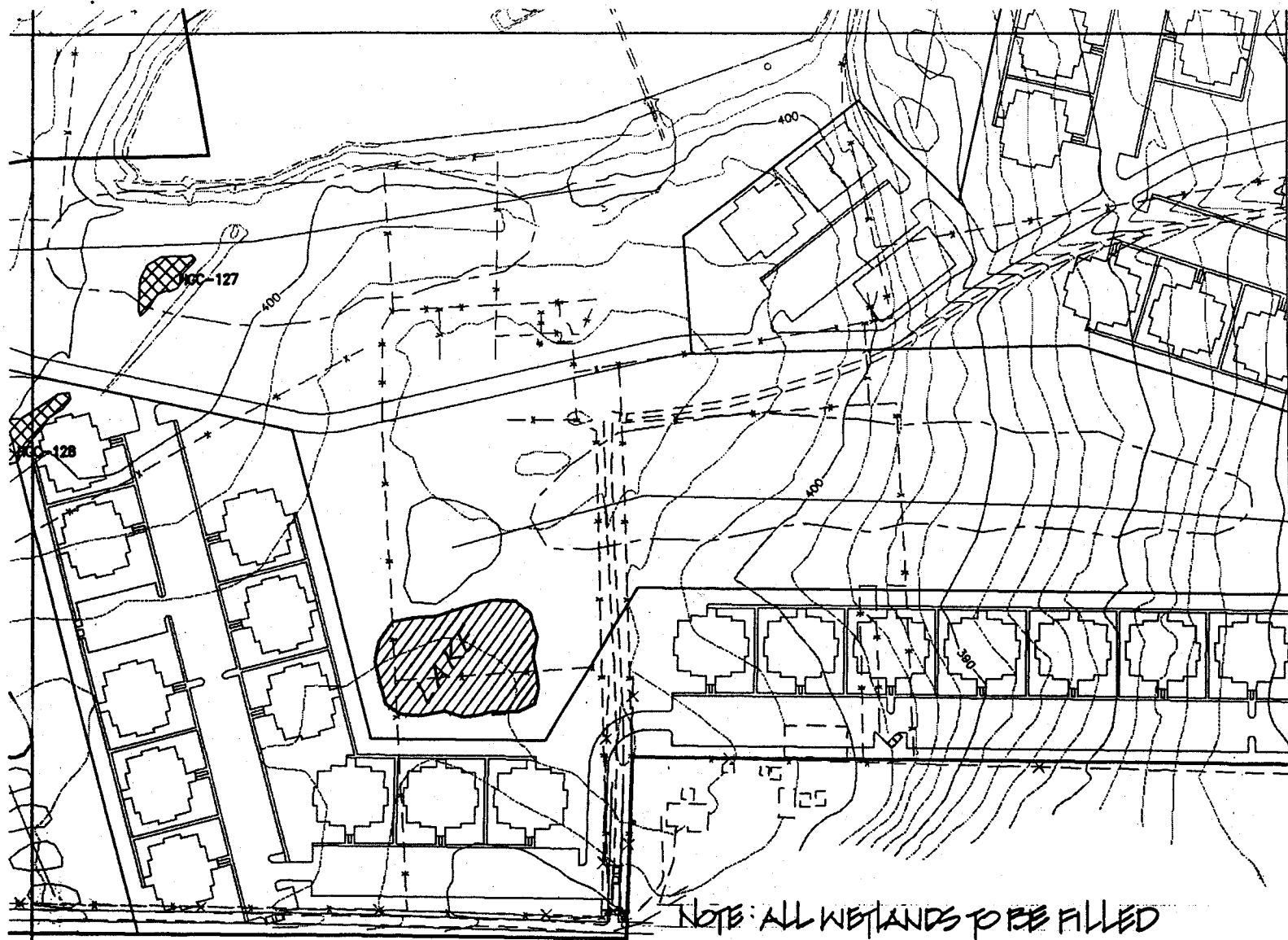


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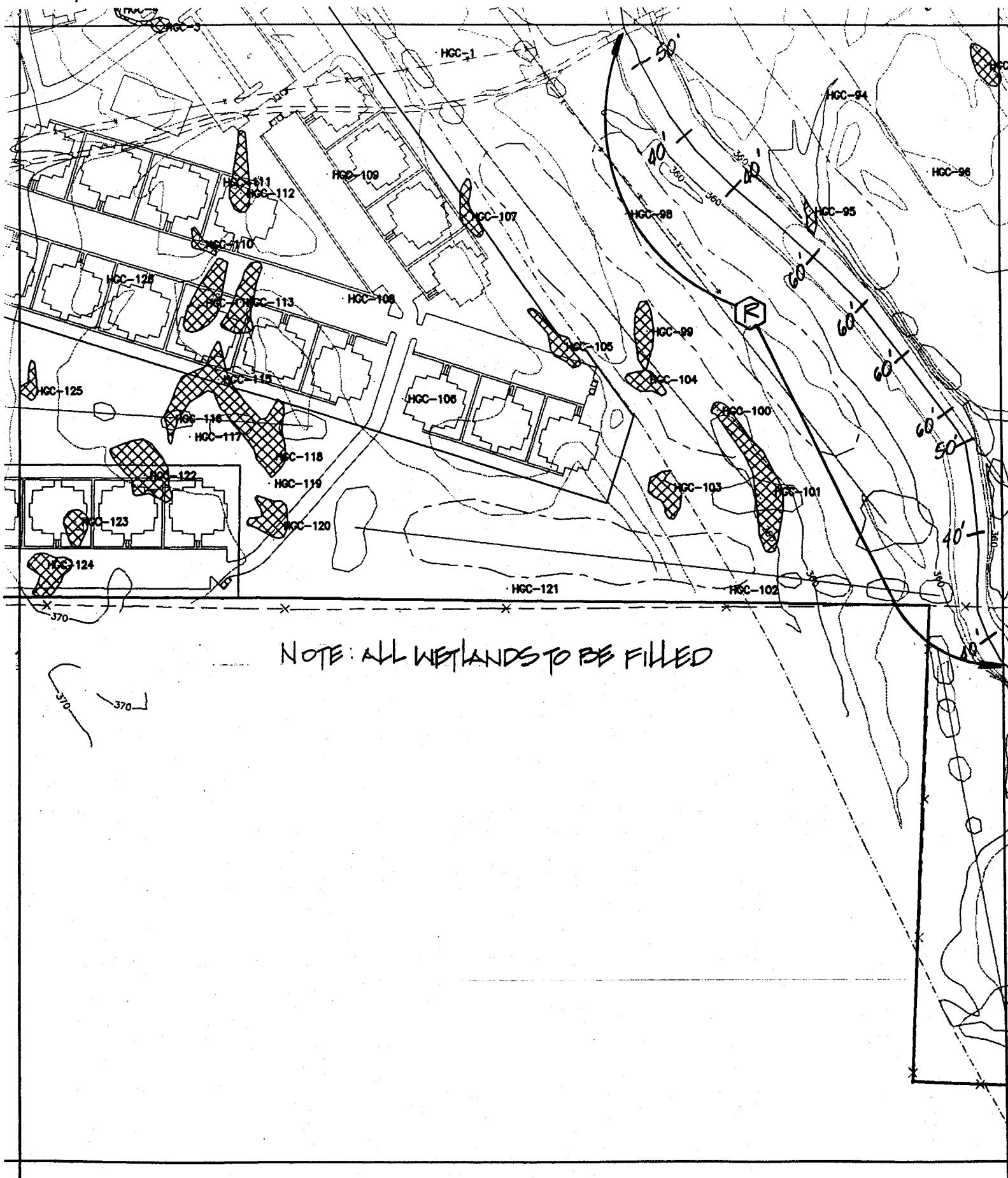




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HURRICANE CREEK GOLF & COUNTRY CLUB  
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 SHEET 7 OF 10



NOTE: ALL WETLANDS TO BE FILLED

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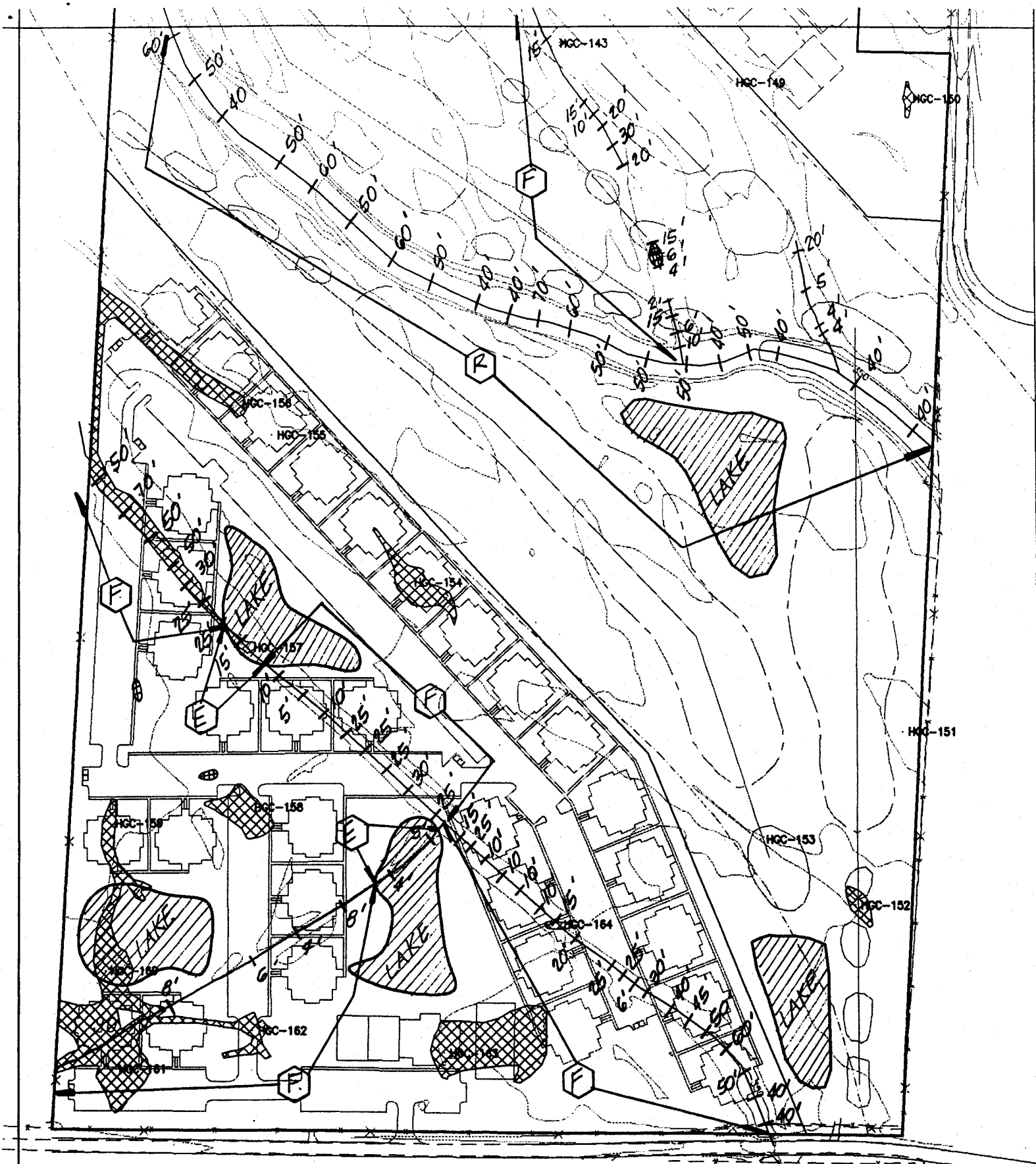


NOTE: ALL WETLANDS TO BE FILLED

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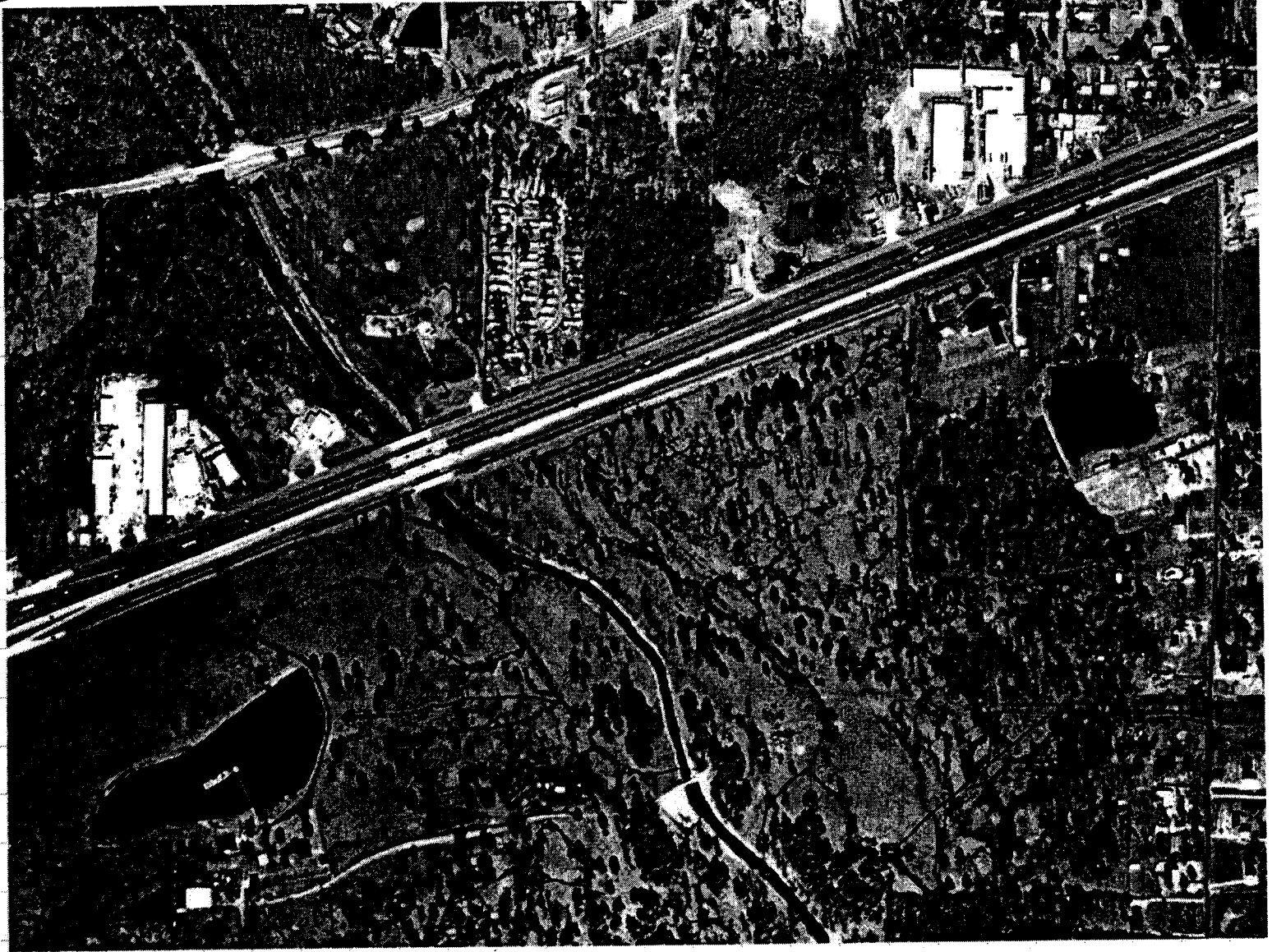


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LINDSEY DEVELOPMENT